

SUN LAKES HOMES RECENT SALES

Homes Sold in IronOaks

Statistical Market Analysis August 2019

YR = Year home was built

LP = List Price

SP = Sales Price

COE = Close of Escrow Date



The Kolb Team

Arizona's Active Adult Communities Experts

Status	# Listings	Sold Volume		List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market	
Closed	9	3,677,500	Low	315,000	312,000	1,624	132.74	131.48	22	
			Avg	414,411	408,611	2,374	180.16	177.65	100	
			High	525,000	515,000	3,435	228.14	228.14	245	
Overall	9	3,677,500	Low	315,000		1,624	132.74		22	
			Avg	414,411		2,374	18.16		100	
			High	525,000		3,435	228.14		245	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP\$/SF
5907885	Marbella	24215 S DESERT VALE DR	4	3	3,435	2004	499,900	490,000	08/26/2019	145.53 / 142.65
5852726	Palacia Plus	9513 E JADECREST DR	3	2	2,460	1997	372,000	360,000	08/23/2019	151.22 / 146.34
5873739	Palacia Plus	9102 E CRYSTAL DR	3	2	2,123	1997	429,900	427,500	08/23/2019	202.5 / 201.37
5913638	Palacia	10625 E Coopers Hawk Dr	2	1.75	1,778	1993	339,900	337,000	08/15/2019	191.17 / 189.54
5937838	Palmera	24109 S Lakeway CIR NE	2	2	1,841	2004	420,000	420,000	08/15/2019	228.14 / 228.14
5941457	Marbella	10003 E Sunburst Dr E 44	3	2.5	2,846	2000	459,000	459,000	08/15/2019	161.28 / 161.28
5953739	Agent Omitted	10234 E Champagne Dr	3	2	2,373	2002	315,000	312,000	08/09/2019	132.74 / 131.48
5920359	Custom	23601 S Desert Dance Ct	3	3	2,890	1997	525,000	515,000	08/06/2019	181.66 / 178.2
5926625	Spyglass	25016 S GOLFVIEW DR	2	2	1,624	2005	369,000	357,000	08/02/2019	227.22 / 219.83

Prepared by Becky Kolb, The KOLB Team through ARMLS

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SUN LAKES HOMES RECENT SALES

Homes Sold in Cottonwood/Palo Verde Statistical Market Analysis August 2019

YR = Year home was built
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Status	# Listings	Sold Volume			List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market
Closed	21	6,694,750	Low		219,900	212,500	948	126.65	126.65	0
			Avg		327,052	318,798	1,961	171.04	166.96	74
			High		479,900	475,000	2,668	279.43	268.99	230
Overall	21	6,694,750	Low		219,900		948	126.65		0
			Avg		327,052		1,961	171.04		74
			High		479,900		2,668	279.43		230
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP/\$/SF
5919966	Augusta	10212 E MINNESOTA AVE	2	2	1,626	1985	265,000	260,000	08/30/2019	162.98 / 159.9
5946842	Borgata	10531 E MICHIGAN AVE	2	2	2,668	1990	419,000	415,000	08/28/2019	157.05 / 155.55
5932645	Borgata	11131 E ELMHURST DR	2	2.5	2,631	1995	359,000	344,000	08/27/2019	136.45 / 130.75
5965198	Agent Omitted	10318 E MICHIGAN AVE	2	2	1,626	1986	219,900	212,500	08/23/2019	135.24 / 130.69
5863944	Ventana	26434 S BOXWOOD DR	2	1.75	1,833	1990	260,000	247,350	08/23/2019	141.84 / 134.94
5898502	Kachina	26210 S CEDARCREST DR	3	2	2,116	1987	349,900	320,000	08/23/2019	165.36 / 151.23
5905972	Shawnee	26409 S SEDONA DR	2	2	1,792	1982	312,900	312,900	08/22/2019	174.61 / 174.61
5924171	Alameda	26250 S JARDIN DR	3	2	1,823	1982	275,000	275,000	08/21/2019	150.85 / 150.85
5939418	Paloma	25601 S NOTTINGHAM DR	2	2.5	2,119	1990	479,900	475,000	08/21/2019	226.47 / 224.16
5966361	Kachina	10412 E ELMHURST DR	3	2	2,116	1987	268,000	268,000	08/20/2019	126.65 / 126.65
5932742	Agent Omitted	26230 S THISTLE LN	2	2.5	2,501	1995	329,900	320,000	08/14/2019	131.91 / 127.95
5890529	Posada	10926 E CHESTNUT DR	3	2	2,534	1987	389,900	355,000	08/14/2019	153.87 / 140.09
5923202	Pinnacle	25831 S FLAME TREE DR	2	1.75	948	1992	264,900	255,000	08/13/2019	279.43 / 268.99
5934883	Alameda	26014 S CLOVERLAND DR	2	1.75	1,823	1986	299,000	299,000	08/13/2019	164.02 / 164.02
5923745	Coronado	25223 S Buttonwood DR	2	2	1,890	1993	429,000	429,000	08/13/2019	226.98 / 226.98
5956853	Ventana	10409 E SILVERTREE DR	2	2	1,833	1991	364,900	360,000	08/08/2019	199.07 / 196.4
5897481	Agent Omitted	26613 S Beech Creek DR	3	2	2,124	1983	347,900	342,000	08/07/2019	163.79 / 161.02
5947100	Alameda	25807 S EASTLAKE DR 18	3	2	1,823	1985	290,000	290,000	08/06/2019	159.08 / 159.08
5873263	Agent Omitted	10010 E WATFORD WAY	2	2	2,138	1982	349,000	330,000	08/05/2019	163.24 / 154.35
5947721	Toltec	9629 E NAVAJO PL	2	2	1,224	1982	235,000	235,000	08/02/2019	191.99 / 191.99
5913532	Agent Omitted	10649 E MICHIGAN AVE	3	3	1,989	2000	360,000	350,000	08/02/2019	181 / 175.97

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SUN LAKES HOMES RECENT SALES

Homes Sold in Sun Lakes Country Club Statistical Market Analysis August 2019

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Status	# Listings	Sold Volume		List Price	Sold Price	Approx SQFT	List Price Per App.SQFT	Sold Price Per Approx SQFT	Agent Days On Market	
Closed	9	1,935,400	Low	159,000	157,000	1,116	102.91	101.62	7	
			Avg	218,297	215,044	1,498	148.36	146.26	60	
			High	300,000	300,000	1,715	223.92	223.92	248	
Overall	9	1,935,400	Low	159,000		1,116	102.91		7	
			Avg	218,297		1,498	148.36		60	
			High	300,000		1,715	223.92		248	
MLS #	Floor Plan	Address	Bed	Bth	SqFt	YR	LP	SP	COE	LP/SP\$/SF
5952310	Agent Omitted	26422 S MARICOPA PL	3	2	1,441	1982	166,000	160,000	08/30/2019	115.2 / 111.03
5940963	Agent Omitted	26634 S PIMA PL	3	2	1,680	1986	189,500	184,500	08/30/2019	112.8 / 109.82
5945597	Agent Omitted	9433 E Sun Lakes Blvd N	2	2	1,116	1978	249,900	249,900	08/30/2019	223.92 / 223.92
5951412	Agent Omitted	8917 E Sun Lakes Blvd S	2	2	1,545	1975	159,000	157,000	08/26/2019	102.91 / 101.62
5846466	Fashion Manor	9131 E Olive LN S	3	2	1,696	1975	217,500	212,000	08/23/2019	128.24 / 125
5944944	Agent Omitted	26628 S Gila PL	2	2	1,296	1980	168,000	168,000	08/22/2019	129.63 / 129.63
5956211	Agent Omitted	9329 E PARKSIDE DR	2	2	1,649	1980	300,000	300,000	08/22/2019	181.93 / 181.93
5933144	Agent Omitted	25626 S Kansas AVE	2	2	1,348	1978	254,999	249,000	08/16/2019	189.17 / 184.72
5951120	Agent Omitted	9513 E SHERWOOD WAY	3	2	1,715	1989	259,777	255,000	08/14/2019	151.47 / 148.69

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